

- GENERAL NOTES:
- THIS REPLAT DOES NOT AMEND, REVISE, OR REMOVE ANY OF THE EXISTING COVENANTS AND/OR RESTRICTIONS FOR THE SUBJECT PROPERTY.
  - Any public utility, including the Cities of Fort Worth and Keller, Texas, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easements shown on the plat. Any public utility, including the City of Fort Worth, shall have the right at all times of ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
  - All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
  - An Access Permit shall be obtained from Tarrant County prior to constructing driveways and entrances onto any of the streets shown on this plat.
  - NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE, TELEPHONE, OR ANY OTHER UTILITY EASEMENT OF ANY TYPE.
  - NITHER THE CITY OF FORT WORTH NOR TARRANT COUNTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES, AND THE OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, AND TARRANT COUNTY, TEXAS, FROM CLAIMS, DAMAGES, AND LOSSES THAT ARISE OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
  - WATER TO BE SERVED BY THE CITY OF FORT WORTH, TEXAS.
  - THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED ON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

DEVELOPMENT YIELD

GROSS SITE AREA (ACREAGE): 7.93 TOTAL NUMBER OF LOTS: 4  
TOTAL RESIDENTIAL LOTS: 4 NUMBER / 7.93 ACREAGE  
SINGLE FAMILY DETACHED: 0 SINGLE FAMILY ATTACHED: 4  
TWO-FAMILY LOTS: 0 MULTI-FAMILY LOTS: 0

FLOODPLAIN INFORMATION

ALL OR PART OF THE PROPERTY SHOWN DOES NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FOLLOWING F.E.M.A. FLOOD INSURANCE RATE MAP:

FLOOD ZONE: ZONE X  
BASE FLOOD ELEVATION: N/A  
CITY / COUNTY: TARRANT COUNTY, TX  
MAP PANEL NUMBER: 48439C0070K  
DATE: SEPTEMBER 25, 2009

BASIS OF BEARINGS

S 00°01'05" W FOR THE EAST LINE OF SUBJECT PROPERTY BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH TEXAS PROJECTION.



COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS.

PLAT APPROVAL DATE: 5-7-13

BY: Mary Louise Garcia  
COUNTY CLERK

BY: Debbie Gordon  
DEPUTY

Commissioner Court # 115189

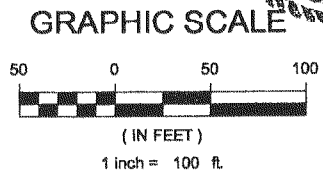
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 4/26/2013

BY: Charles R. Ruff  
CHAIRMAN

BY: Damaris Smith  
SECRETARY



State of TEXAS  
County of TARRANT

WHEREAS Clifford and Lisa Albritton are the sole owners of a 7.93-acre tract out of the John Edmonds Survey, Abstract No. 457, Tarrant County, Texas, according to deed recorded in Document No. 209197994, Tarrant County Official Public Records, being more specifically described as follows:

LEGAL DESCRIPTION

All of Lots 5 through 8, Block 7, Ranchette Estates, an addition to Tarrant County, Texas, as recorded in Volume 388-41, Page 87, Tarrant County Plat Records.

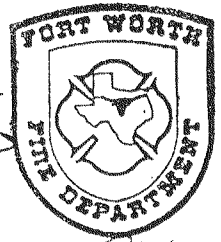
NOW THEREFORE, KNOW ALL MEN BY THE PRESENTS

That Clifford and Lisa Albritton do hereby adopt this plat designating the herein described properties as Lots 5-R through 8-R, Block 7, Ranchette Estates, and do hereby dedicate to the public's use the streets and easements shown hereon.

Witness our hands at Keller, Texas on this, the 19 day of April, 2013

Clifford Albritton

Lisa Albritton



State of TEXAS  
County of TARRANT

State of TEXAS  
County of TARRANT

Before me the undersigned authority on this day personally appeared CLIFFORD ALBRITTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and considerations therein expressed and in the capacity stated.

Before me the undersigned authority on this day personally appeared LISA ALBRITTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this, 19th day of April, 2013.

Given under my hand and seal of office this, 19th day of April, 2013.

By: Dawn Thomas  
Notary Public in and for the State of Texas  
DAWN THOMAS  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 03-28-17

By: Dawn Thomas  
Notary Public in and for the State of Texas  
DAWN THOMAS  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 03-28-17

FINAL PLAT

LOTS 5-R THROUGH 8-R, BLOCK 7  
RANCHETTE ESTATES

A 7.93-ACRE TRACT OUT OF THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457, TARRANT COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 5 THROUGH 8, BLOCK 7, RANCHETTE ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-41, PAGE 87, TARRANT COUNTY PLAT RECORDS.

1" = 100' JUNE, 2012 7.93 ACRES

OWNER: FS12-072 SURVEYOR:

HODGE & LISA ALBRITTON  
72 CORRAL DRIVE NORTH  
FORT WORTH, TX 76244  
(817) 937-7001

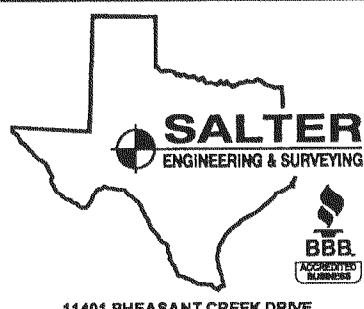
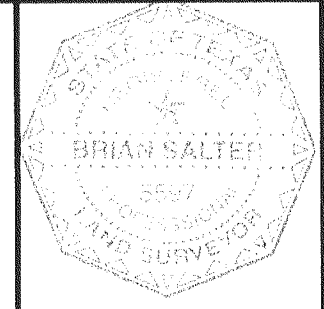
SALTER ENGINEERING & SURVEYING  
11401 PHEASANT CREEK DRIVE  
FORT WORTH, TX 76244-7796  
(866) 723-9009

THIS PLAT RECORDED IN DOC. NO. D213138422 5-31-13

This is to certify that I, Brian Salter, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curvature are properly marked on the ground and that this plat correctly represents that survey made by me.

Brian Salter, Professional Land Surveyor No. 5597

CASE NUMBER: FS-012-072



BK PG CAD FILE SCALE  
120100.DWG 1" = 100'

11401 PHEASANT CREEK DRIVE  
FT. WORTH, TX 76244-7796  
(866) 723-9009 Tel (866) 723-9003 Fax  
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